HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2010

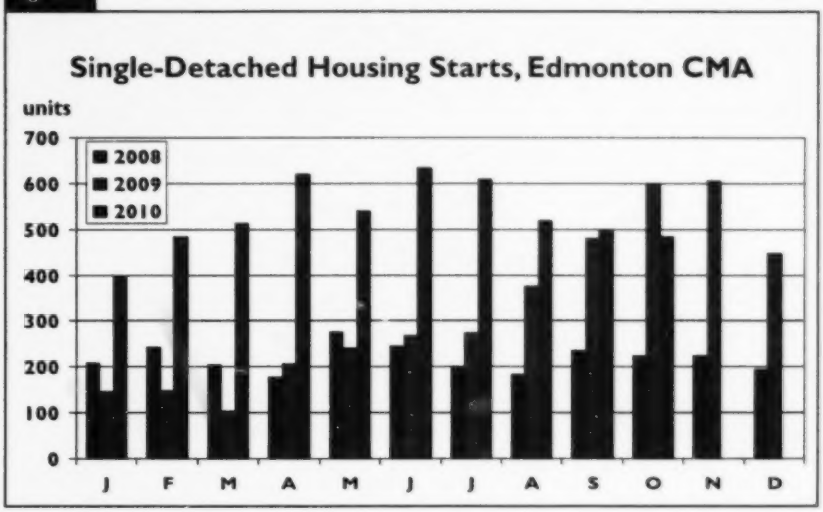
Edmonton's Housing Starts Decrease in October

New Home Market

Total housing starts in the Edmonton Census Metropolitan Area (CMA) amounted to 755 units in October, down from 947 units in October of last year. This represents the first time since June 2009 that total housing starts decreased on a year-over-year basis across Metro Edmonton. To the end of October, housing starts totalled to 8,646 units compared with 4,567 units in the first 10 months of 2009.

Single-detached starts reached 484 units in October, down 19 per cent from the same month in 2009. This represented the first year-over-year decline in single-detached

Figure 1



Source: CMHC

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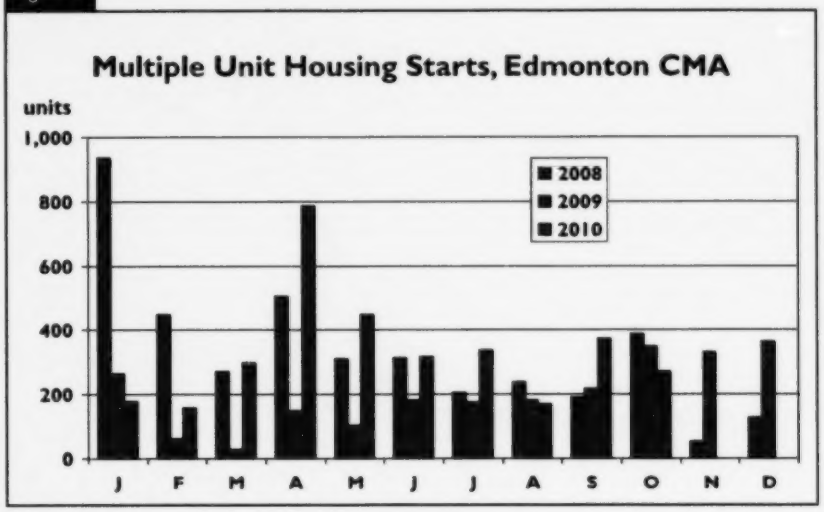
starts across the Capital region in 17 months. To the end of October, builders started work on 5,300 single-detached homes, up 86 per cent over activity recorded from January to October 2009. The industry is on track to approach the 6,000 unit mark in 2010, which is close to the 10-year annual average recorded from 2000 to 2009.

The number of single-detached completions across Greater Edmonton amounted to 527 units in October, representing an increase of 91 per cent from the same month in 2009. There were 492 absorptions in October, up 75 per cent from a year prior. With completions outpacing absorptions, the inventory of completed and unoccupied units rose in October for the third month in a row. At 501 units, the inventory (including show homes) was up year-over-year by almost seven per cent to its highest level since July of last year. This also represented the first year-over-year rise in completed and unoccupied singles in 18 months. With units under construction up by 59 per cent from October 2009 levels, we look for inventories to remain on the upswing in the months ahead.

Single-detached homes were absorbed in October for a median price of $444,900, up 5.7 per cent from the median value a year prior. October's increase represented the first year-over-year increase in median price since May 2009. Readers should be mindful that monthly absorbed prices in many cases represent the price negotiated prior to the start of construction. In comparison, contractor selling prices reported by the Statistics Canada New House Price Index (NHPI) for Edmonton increased by 0.7 per cent on a year-over-year basis in September.

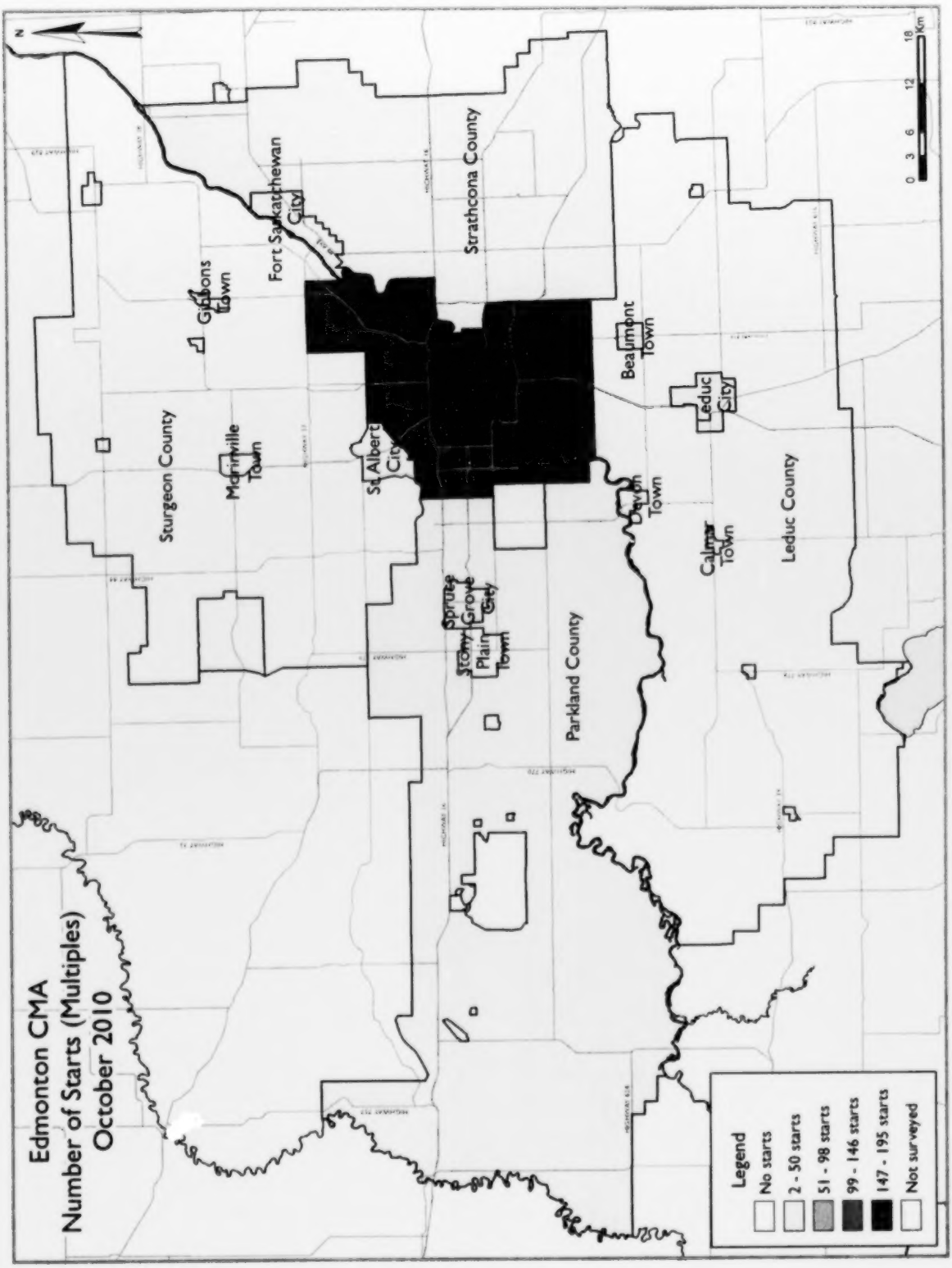
Figure 2

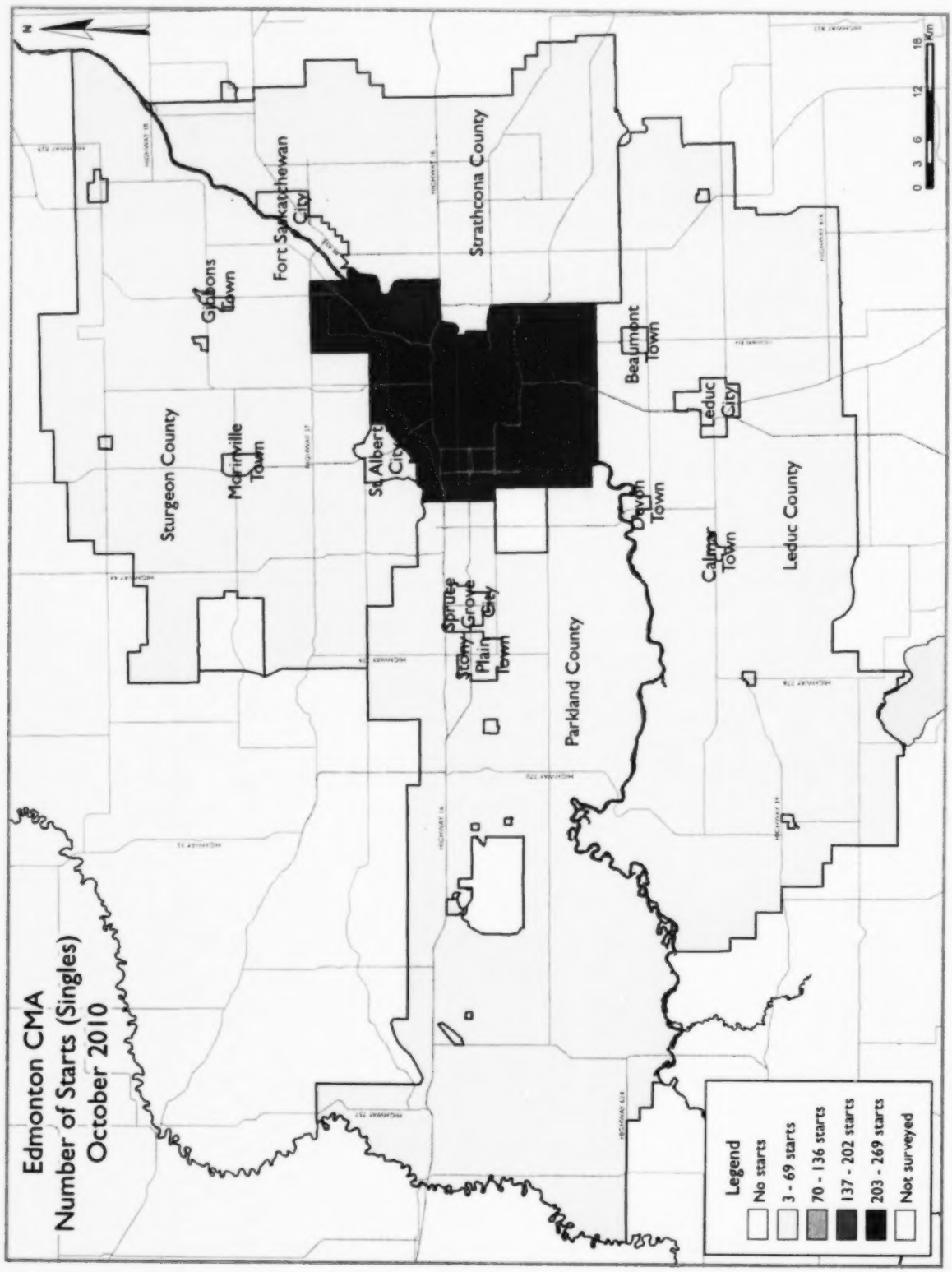


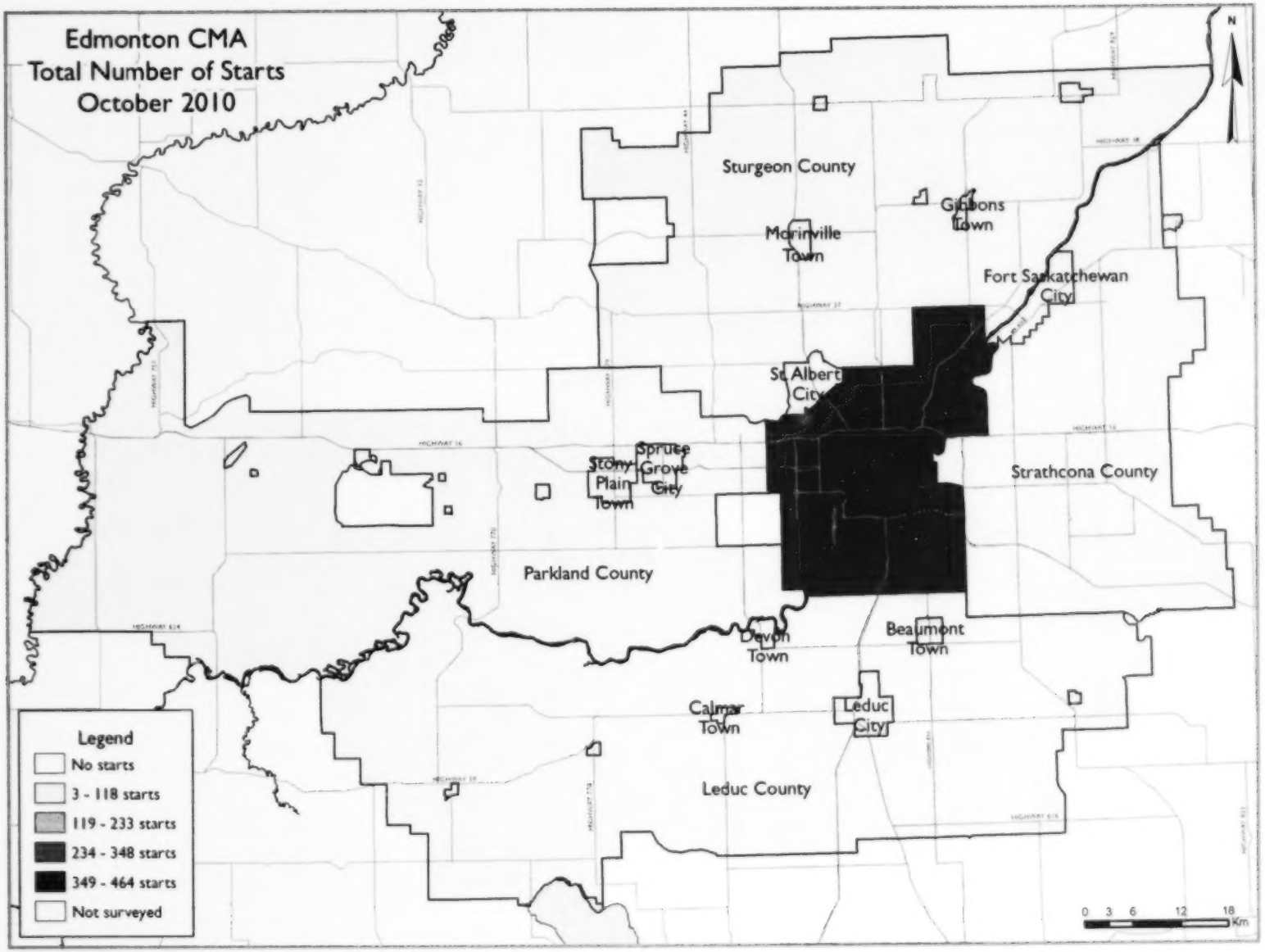
Source: CMHC

Multi-family starts, which consist of semi-detached, row, and apartments units, totalled 271 units in October, a decrease of 22 per cent from the 349 units started in October 2009. Semi-detached starts declined by 54 per cent year-over-year in October to 98 units. However, last month's row and apartment starts improved over October 2009 numbers by 28 and 25 per cent, respectively. For the year-to-date, multiple dwelling starts have increased by 94 per cent to 3,346 units compared with 1,723 units started in the first 10 months of 2009.

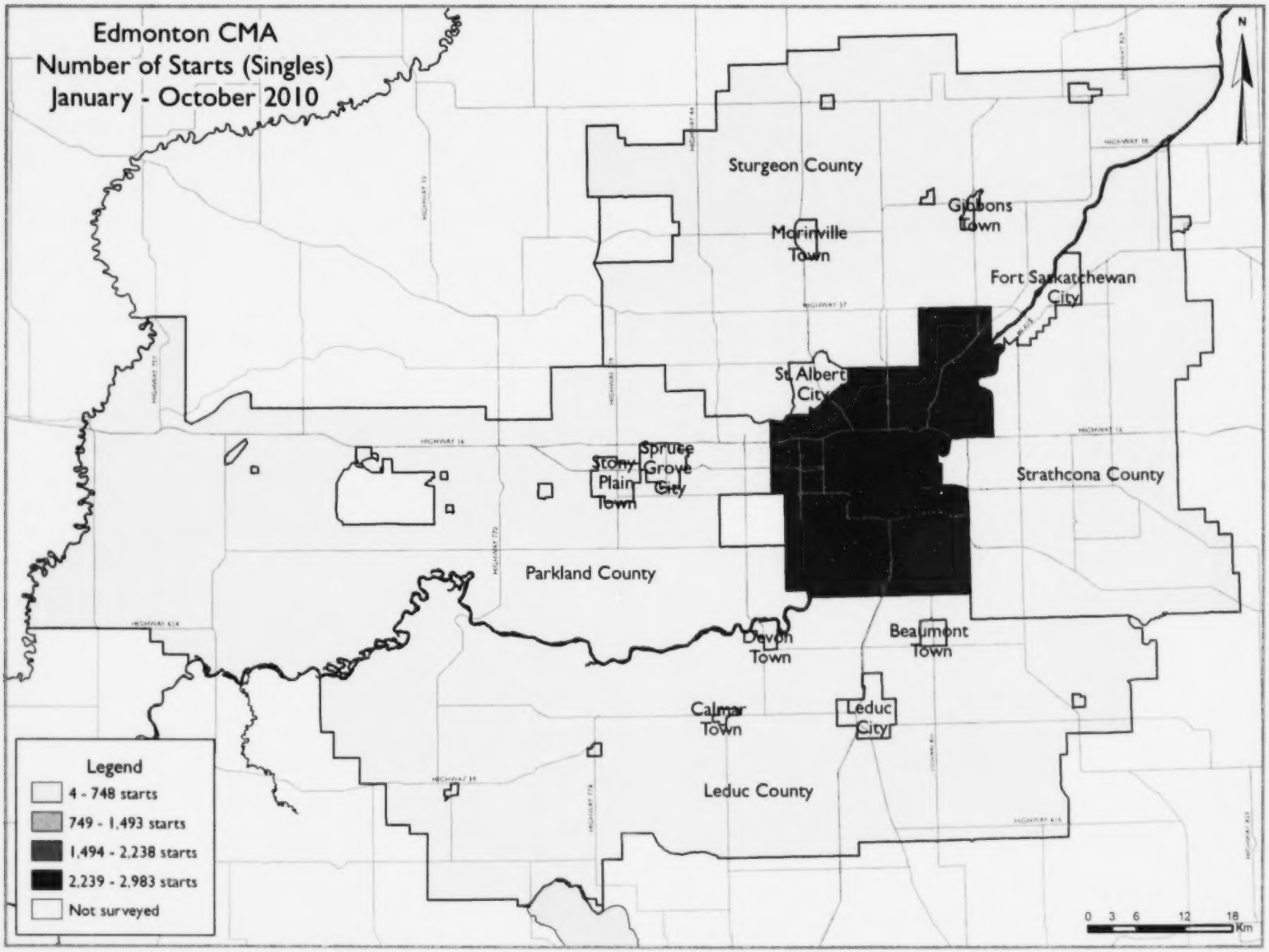
Multiple unit completions totalled 278 units in October, down slightly from the 282 units completed in the same month last year. At 269 units, absorptions were also largely unchanged on a year-over-year basis. Multi-unit inventories stood at 942 units in October, down 21 per cent from the same time in 2009. Apartments represent close to 70 per cent of the region's multi-family inventory. While down from this time last year, the inventory of unabsorbed apartments has remained above the 600 unit mark since July of last year. With multi-family units under construction up by 13 per cent from October 2009 levels, inventories will likely remain elevated into the first quarter of 2011.

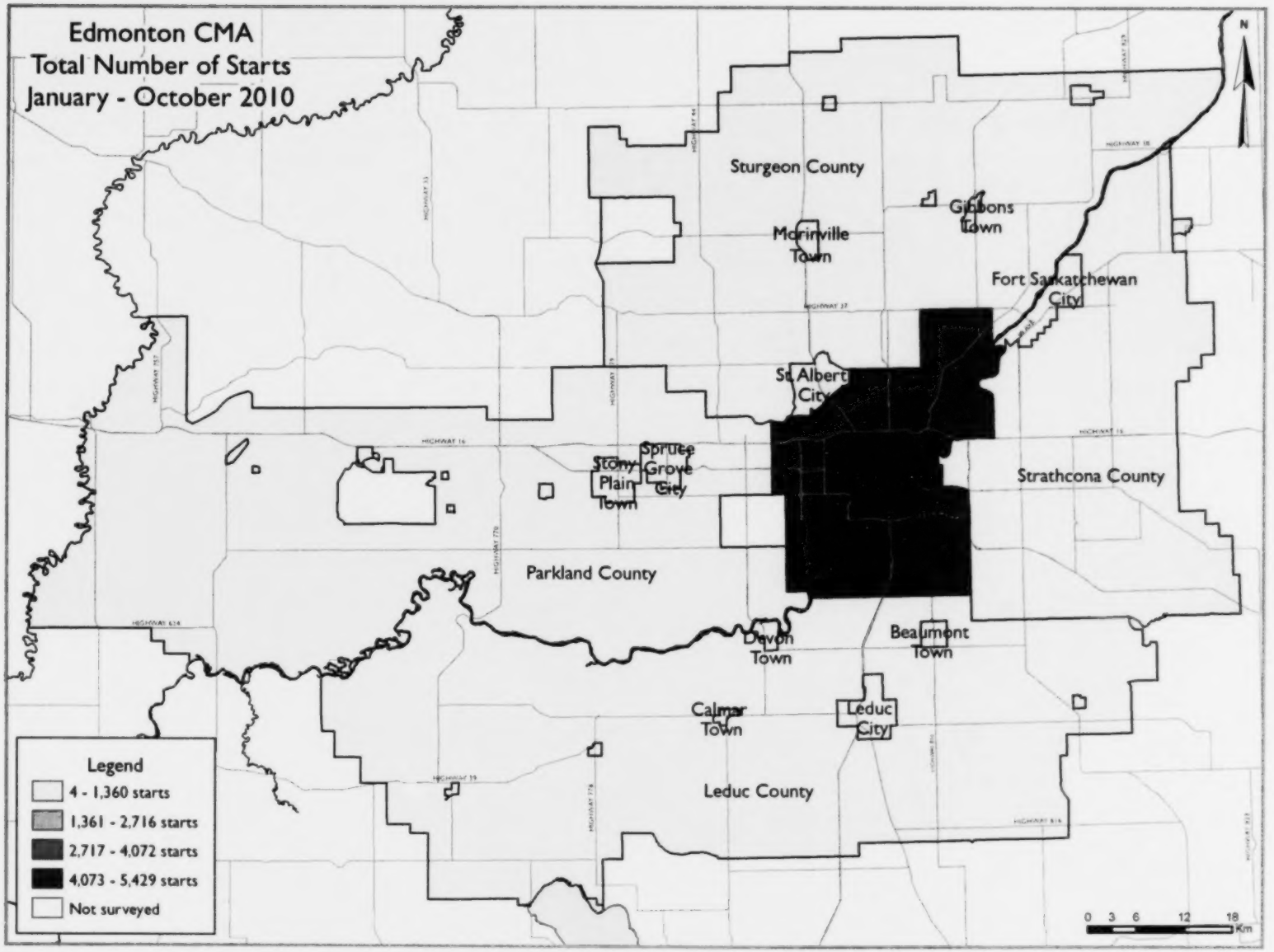

Edmonton CMA
Number of Starts (Multiples)
October 2010
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 50 starts
51 - 98 starts
99 - 146 starts
147 - 195 starts
Not surveyed


Edmonton CMA
Number of Starts (Singles)
October 2010
N
0 3 6 12 18 Km
Fort Saskatchewan City
Gibbons Town
Strathcona County
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
3 - 69 starts
70 - 136 starts
137 - 202 starts
203 - 269 starts
Not surveyed


Edmonton CMA
Total Number of Starts
October 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Sprucе Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
3 - 118 starts
119 - 233 starts
234 - 348 starts
349 - 464 starts
Not surveyed
0 3 6 12 18
Km

Edmonton CMA
Number of Starts (Multiples)
January - October 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Stony Plain Town
Spruce Grove City
Strathcona County
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 613 starts
614 - 1,224 starts
1,225 - 1,835 starts
1,836 - 2,446 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
January - October 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Sprucе Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
4 - 748 starts
749 - 1,493 starts
1,494 - 2,238 starts
2,239 - 2,983 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
January - October 2010
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
4 - 1,360 starts
1,361 - 2,716 starts
2,717 - 4,072 starts
4,073 - 5,429 starts
Not surveyed
0 3 6 12 18
Km
N

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2010	484	92	4	0	71	100	4	0	755
October 2009	598	204	9	0	52	80	4	0	947
% Change	**-19.1**	**-54.9**	**-55.6**	**n/a**	**36.5**	**25.0**	**0.0**	**n/a**	**-20.3**
Year-to-date 2010	5,292	1,072	111	8	695	1,243	38	187	8,646
Year-to-date 2009	2,842	704	103	2	453	314	4	145	4,567
% Change	**86.2**	**52.3**	**7.8**	**	**53.4**	**	**	**29.0**	**89.3**
UNDER CONSTRUCTION									
October 2010	4,036	750	101	14	973	2,953	39	290	9,156
October 2009	2,539	598	108	4	821	2,634	25	332	7,061
% Change	**59.0**	**25.4**	**-6.5**	**	**18.5**	**12.1**	**56.0**	**-12.7**	**29.7**
COMPLETIONS									
October 2010	527	160	15	0	91	0	12	0	805
October 2009	275	88	3	1	71	76	0	35	558
% Change	**91.6**	**81.8**	**	**-100.0**	**28.2**	**-100.0**	**n/a**	**-100.0**	**44.3**
Year-to-date 2010	4,283	1,038	88	8	675	968	16	416	7,492
Year-to-date 2009	2,530	678	58	3	709	3,591	22	341	7,941
% Change	**69.3**	**53.1**	**51.7**	**166.7**	**-4.8**	**-73.0**	**-27.3**	**22.0**	**-5.7**
COMPLETED & NOT ABSORBED									
October 2010	500	102	18	0	165	563	1	94	1,443
October 2009	467	92	9	0	201	744	2	153	1,668
% Change	**7.1**	**10.9**	**100.0**	**n/a**	**-17.9**	**-24.3**	**-50.0**	**-38.6**	**-13.5**
ABSORBED									
October 2010	492	132	11	0	100	26	0	0	761
October 2009	280	95	3	1	58	83	0	20	549
% Change	**75.7**	**38.9**	**	**-100.0**	**72.4**	**-68.7**	**n/a**	**-100.0**	**38.6**
Year-to-date 2010	4,179	991	80	8	749	1,134	7	271	7,419
Year-to-date 2009	3,042	754	53	8	679	3,002	30	153	7,730
% Change	**37.4**	**31.4**	**50.9**	**0.0**	**10.3**	**-62.2**	**-76.7**	**77.1**	**-4.0**

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
October 2010	269	70	4	0	59	62	0	0	464
October 2009	389	146	6	0	32	80	4	0	657
Beaumont Town									
October 2010	16	6	0	0	0	0	0	0	22
October 2009	19	4	0	0	0	0	0	0	23
Devon Town									
October 2010	3	0	0	0	0	0	0	0	3
October 2009	3	0	0	0	0	0	0	0	3
Fort Saskatchewan City									
October 2010	24	6	0	0	0	0	0	0	30
October 2009	22	12	0	0	0	0	0	0	34
Leduc City									
October 2010	11	0	0	0	6	0	0	0	17
October 2009	17	6	0	0	0	0	0	0	23
Leduc County									
October 2010	14	0	0	0	0	0	0	0	14
October 2009	4	0	0	0	0	0	0	0	4
Morinville Town									
October 2010	6	0	0	0	0	0	0	0	6
October 2009	7	0	3	0	0	0	0	0	10
Parkland County									
October 2010	33	2	0	0	0	0	0	0	35
October 2009	17	0	0	0	0	0	0	0	17
Spruce Grove City									
October 2010	9	4	0	0	0	0	0	0	13
October 2009	25	2	0	0	0	0	0	0	27
St. Albert City									
October 2010	13	0	0	0	0	0	0	0	13
October 2009	19	10	0	0	16	0	0	0	45
Stony Plain Town									
October 2010	17	0	0	0	0	0	0	0	17
October 2009	6	0	0	0	0	0	0	0	6
Strathcona County									
October 2010	46	4	0	0	6	38	0	0	94
October 2009	52	22	0	0	4	0	0	0	78
Sturgeon County									
October 2010	14	0	0	0	0	0	0	0	14
October 2009	15	2	0	0	0	0	0	0	17
Remainder of the CMA									
October 2010	9	0	0	0	0	0	4	0	13
October 2009	3	0	0	0	0	0	0	0	3
Edmonton CMA									
October 2010	484	92	4	0	71	100	4	0	755
October 2009	598	204	9	0	52	80	4	0	947

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
October 2010	2,072	486	65	11	693	2,505	23	86	5,941
October 2009	1,260	368	81	3	518	2,160	25	42	4,457
Beaumont Town									
October 2010	242	24	0	0	30	0	0	0	296
October 2009	51	10	0	0	28	0	0	0	89
Devon Town									
October 2010	10	4	0	0	10	0	0	28	52
October 2009	10	8	0	0	15	0	0	0	33
Fort Saskatchewan City									
October 2010	179	46	11	0	21	0	0	152	409
October 2009	91	48	7	0	30	0	0	152	328
Leduc City									
October 2010	294	46	0	0	16	165	0	24	545
October 2009	173	52	4	0	12	0	0	47	288
Leduc County									
October 2010	106	0	0	0	0	0	0	0	106
October 2009	50	2	0	0	0	0	0	0	52
Morinville Town									
October 2010	73	2	8	0	60	0	0	0	143
October 2009	34	2	3	0	46	20	0	0	105
Parkland County									
October 2010	188	2	0	0	0	0	0	0	190
October 2009	134	0	0	0	0	0	0	0	134
Spruce Grove City									
October 2010	153	72	9	0	4	0	0	0	238
October 2009	137	46	9	0	0	160	0	0	352
St. Albert City									
October 2010	129	4	0	0	0	36	0	0	169
October 2009	114	16	0	0	36	101	0	91	358
Stony Plain Town									
October 2010	52	6	4	0	64	141	12	0	279
October 2009	107	2	4	0	98	119	0	0	330
Strathcona County									
October 2010	332	56	4	3	75	61	0	0	531
October 2009	241	40	0	1	38	74	0	0	394
Sturgeon County									
October 2010	143	0	0	0	0	0	0	0	143
October 2009	105	2	0	0	0	0	0	0	107
Remainder of the CMA									
October 2010	63	2	0	0	0	45	4	0	114
October 2009	32	2	0	0	0	0	0	0	34
Edmonton CMA									
October 2010	4,036	750	101	14	973	2,953	39	290	9,156
October 2009	2,539	598	108	4	821	2,634	25	332	7,061

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
October 2010	332	122	15	0	77	0	12	0	558
October 2009	119	48	0	1	69	76	0	0	322
Beaumont Town									
October 2010	15	0	0	0	2	0	0	0	17
October 2009	6	4	0	0	0	0	0	35	45
Devon Town									
October 2010	3	0	0	0	0	0	0	0	3
October 2009	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
October 2010	24	8	0	0	4	0	0	0	36
October 2009	15	8	3	0	0	0	0	0	26
Leduc City									
October 2010	22	10	0	0	2	0	0	0	34
October 2009	26	0	0	0	0	0	0	0	26
Leduc County									
October 2010	7	0	0	0	0	0	0	0	7
October 2009	2	0	0	0	0	0	0	0	2
Morinville Town									
October 2010	10	0	0	0	0	0	0	0	10
October 2009	2	0	0	0	0	0	0	0	2
Parkland County									
October 2010	19	0	0	0	0	0	0	0	19
October 2009	20	0	0	0	0	0	0	0	20
Spruce Grove City									
October 2010	19	6	0	0	0	0	0	0	25
October 2009	28	14	0	0	0	0	0	0	42
St. Albert City									
October 2010	23	0	0	0	0	0	0	0	23
October 2009	12	0	0	0	0	0	0	0	12
Stony Plain Town									
October 2010	8	4	0	0	0	0	0	0	12
October 2009	6	0	0	0	2	0	0	0	8
Strathcona County									
October 2010	34	10	0	0	6	0	0	0	50
October 2009	20	12	0	0	0	0	0	0	32
Sturgeon County									
October 2010	4	0	0	0	0	0	0	0	4
October 2009	17	0	0	0	0	0	0	0	17
Remainder of the CMA									
October 2010	7	0	0	0	0	0	0	0	7
October 2009	1	2	0	0	0	0	0	0	3
Edmonton CMA									
October 2010	527	160	15	0	91	0	12	0	805
October 2009	275	88	3	1	71	76	0	35	558

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
October 2010	240	68	11	0	99	380	1	82	881
October 2009	227	41	4	0	116	533	2	109	1,032
Beaumont Town									
October 2010	5	0	0	0	1	0	0	0	6
October 2009	13	1	0	0	5	0	0	0	19
Devon Town									
October 2010	5	0	0	0	0	0	0	0	5
October 2009	4	0	0	0	0	0	0	0	4
Fort Saskatchewan City									
October 2010	48	11	1	0	18	64	0	0	142
October 2009	31	20	1	0	24	76	0	0	152
Leduc City									
October 2010	22	2	0	0	15	21	0	0	60
October 2009	38	1	0	0	13	63	0	0	115
Leduc County									
October 2010	2	0	0	0	0	0	0	0	2
October 2009	0	0	0	0	0	0	0	0	0
Morinville Town									
October 2010	15	0	3	0	9	0	0	0	27
October 2009	24	2	1	0	20	22	0	0	69
Parkland County									
October 2010	9	0	0	0	0	0	0	0	9
October 2009	15	0	0	0	0	0	0	0	15
Spruce Grove City									
October 2010	25	9	3	0	1	93	0	0	131
October 2009	15	6	3	0	0	0	0	0	24
St. Albert City									
October 2010	34	2	0	0	4	0	0	0	40
October 2009	32	9	0	0	0	0	0	0	41
Stony Plain Town									
October 2010	23	3	0	0	13	2	0	0	41
October 2009	22	5	0	0	18	43	0	0	88
Strathcona County									
October 2010	72	5	0	0	5	3	0	12	97
October 2009	34	7	0	0	5	7	0	44	97
Sturgeon County									
October 2010	0	0	0	0	0	0	0	0	0
October 2009	1	0	0	0	0	0	0	0	1
Remainder of the CMA									
October 2010	0	2	0	0	0	0	0	0	2
October 2009	11	0	0	0	0	0	0	0	11
Edmonton CMA									
October 2010	500	102	18	0	165	563	1	94	1,443
October 2009	467	92	9	0	201	744	2	153	1,668

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
October 2010	310	94	10	0	80	22	0	0	516
October 2009	109	50	0	1	44	55	0	20	288
Beaumont Town									
October 2010	19	0	0	0	3	0	0	0	22
October 2009	6	4	0	0	0	0	0	0	10
Devon Town									
October 2010	1	0	0	0	0	0	0	0	1
October 2009	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City									
October 2010	19	11	1	0	3	2	0	0	36
October 2009	12	9	3	0	3	12	0	0	39
Leduc City									
October 2010	25	8	0	0	6	0	0	0	39
October 2009	21	1	0	0	5	15	0	0	42
Leduc County									
October 2010	6	0	0	0	0	0	0	0	6
October 2009	2	0	0	0	0	0	0	0	2
Morinville Town									
October 2010	6	0	0	0	1	0	0	0	7
October 2009	2	1	0	0	0	0	0	0	3
Parkland County									
October 2010	19	0	0	0	0	0	0	0	19
October 2009	21	0	0	0	0	0	0	0	21
Spruce Grove City									
October 2010	21	6	0	0	0	0	0	0	27
October 2009	31	14	0	0	0	0	0	0	45
St. Albert City									
October 2010	20	0	0	0	0	0	0	0	20
October 2009	12	0	0	0	1	0	0	0	13
Stony Plain Town									
October 2010	7	2	0	0	1	1	0	0	11
October 2009	13	1	0	0	4	0	0	0	18
Strathcona County									
October 2010	28	11	0	0	6	1	0	0	46
October 2009	28	13	0	0	1	1	0	0	43
Sturgeon County									
October 2010	4	0	0	0	0	0	0	0	4
October 2009	18	0	0	0	0	0	0	0	18
Remainder of the CMA									
October 2010	7	0	0	0	0	0	0	0	7
October 2009	3	2	0	0	0	0	0	0	5
Edmonton CMA									
October 2010	492	132	11	0	100	26	0	0	761
October 2009	280	95	3	1	58	83	0	20	549

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581
% Change	38.4	89.1	-85.0	22.2	125.3	95.9	**	80.3	60.2
2001	4,939	184	20	18	482	1,070	12	1,126	7,855
% Change	22.0	27.8	150.0	-28.0	53.0	-6.2	-91.9	181.5	26.1
2000	4,047	144	8	25	315	1,141	148	400	6,228

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	% Change
Edmonton City	269	389	72	150	61	38	62	80	464	657	-29.4
Beaumont Town	16	19	6	4	0	0	0	0	22	23	-4.3
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	3	3	0	0	0	0	0	0	3	3	0.0
Fort Saskatchewan City	24	22	6	12	0	0	0	0	30	34	-11.8
Gibbons Town	4	0	0	0	0	0	0	0	4	0	n/a
Leduc City	11	17	2	6	4	0	0	0	17	23	-26.1
Leduc County	14	4	0	0	0	0	0	0	14	4	**
Morinville Town	6	7	0	0	0	3	0	0	6	10	-40.0
Parkland County	33	17	2	0	0	0	0	0	35	17	105.9
Spruce Grove City	9	25	4	2	0	0	0	0	13	27	-51.9
St. Albert City	13	19	0	10	0	16	0	0	13	45	-71.1
Stony Plain Town	17	6	0	0	0	0	0	0	17	6	183.3
Strathcona County	46	52	6	26	4	0	38	0	94	78	20.5
Sturgeon County	14	15	0	2	0	0	0	0	14	17	-17.6
Remainder of the CMA	5	3	0	0	4	0	0	0	9	3	200.0
Edmonton CMA	**484**	**598**	**98**	**212**	**73**	**57**	**100**	**80**	**755**	**947**	**-20.3**

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Edmonton City	2,983	1,535	860	518	571	323	1,015	330	5,429	2,706	100.6
Beaumont Town	198	48	32	22	0	6	0	0	230	76	**
Calmar Town	4	0	0	0	0	0	0	0	4	0	n/a
Devon Town	10	9	4	8	5	0	28	0	47	17	176.5
Fort Saskatchewan City	246	124	74	76	11	10	0	0	331	210	57.6
Gibbons Town	21	11	0	0	0	0	7	0	28	11	154.5
Leduc City	258	170	32	38	8	18	285	47	583	273	113.6
Leduc County	103	50	0	2	0	0	0	0	103	52	98.1
Morinville Town	102	44	0	0	11	7	0	0	113	51	121.6
Parkland County	207	117	2	0	0	0	0	0	209	117	78.6
Spruce Grove City	255	128	108	36	8	0	0	0	371	164	126.2
St. Albert City	161	131	4	16	0	30	0	82	165	259	-36.3
Stony Plain Town	95	82	12	2	12	48	22	0	141	132	6.8
Strathcona County	450	282	90	78	66	22	61	0	667	382	74.6
Sturgeon County	156	95	0	2	0	0	0	0	156	97	60.8
Remainder of the CMA	51	18	2	2	4	0	12	0	69	20	**
Edmonton CMA	**5,300**	**2,844**	**1,220**	**800**	**696**	**464**	**1,430**	**459**	**8,646**	**4,567**	**89.3**

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009
Edmonton City	61	38	0	0	62	80	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	3	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	16	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	4	0	0	0	38	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	4	0	0	0	0	0
Edmonton CMA	**69**	**57**	**4**	**0**	**100**	**80**	**0**	**0**

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	549	323	22	0	976	314	39	16
Beaumont Town	0	6	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	0	0	0	0	0	28	0
Fort Saskatchewan City	11	10	0	0	0	0	0	0
Gibbons Town	0	0	0	0	7	0	0	0
Leduc City	8	18	0	0	165	0	120	47
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	11	7	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	0	0	0	0	0	0	0
St. Albert City	0	30	0	0	0	0	0	82
Stony Plain Town	0	48	12	0	22	0	0	0
Strathcona County	66	22	0	0	61	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	4	0	12	0	0	0
Edmonton CMA	**658**	**464**	**38**	**0**	**1,243**	**314**	**187**	**145**

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009
Edmonton City	343	541	121	112	0	4	464	657
Beaumont Town	22	23	0	0	0	0	22	23
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	3	3	0	0	0	0	3	3
Fort Saskatchewan City	30	34	0	0	0	0	30	34
Gibbons Town	4	0	0	0	0	0	4	0
Leduc City	11	23	6	0	0	0	17	23
Leduc County	14	4	0	0	0	0	14	4
Morinville Town	6	10	0	0	0	0	6	10
Parkland County	35	17	0	0	0	0	35	17
Spruce Grove City	13	27	0	0	0	0	13	27
St. Albert City	13	29	0	16	0	0	13	45
Stony Plain Town	17	6	0	0	0	0	17	6
Strathcona County	50	74	44	4	0	0	94	78
Sturgeon County	14	17	0	0	0	0	14	17
Remainder of the CMA	5	3	0	0	4	0	9	3
Edmonton CMA	580	811	171	132	4	4	755	947

Table 2.5: Starts by Submarket and by Intended Market
January - October 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	3,795	2,057	1,573	629	61	20	5,429	2,706
Beaumont Town	221	62	9	14	0	0	230	76
Calmar Town	4	0	0	0	0	0	4	0
Devon Town	14	17	5	0	28	0	47	17
Fort Saskatchewan City	331	210	0	0	0	0	331	210
Gibbons Town	21	11	7	0	0	0	28	11
Leduc City	288	212	175	14	120	47	583	273
Leduc County	103	52	0	0	0	0	103	52
Morinville Town	113	51	0	0	0	0	113	51
Parkland County	209	117	0	0	0	0	209	117
Spruce Grove City	363	164	8	0	0	0	371	164
St. Albert City	165	147	0	30	0	82	165	259
Stony Plain Town	107	88	22	44	12	0	141	132
Strathcona County	532	344	135	38	0	0	667	382
Sturgeon County	156	97	0	0	0	0	156	97
Remainder of the CMA	53	20	12	0	4	0	69	20
Edmonton CMA	6,475	3,649	1,946	769	225	149	8,646	4,567

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	% Change
Edmonton City	332	120	138	98	88	19	0	85	558	322	73.3
Beaumont Town	15	6	2	4	0	0	0	35	17	45	-62.2
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	3	1	0	0	0	0	0	0	3	1	200.0
Fort Saskatchewan City	24	15	8	8	4	3	0	0	36	26	38.5
Gibbons Town	0	0	0	2	0	0	0	0	0	2	-100.0
Leduc City	22	26	12	0	0	0	0	0	34	26	30.8
Leduc County	7	2	0	0	0	0	0	0	7	2	**
Morinville Town	10	2	0	0	0	0	0	0	10	2	**
Parkland County	19	20	0	0	0	0	0	0	19	20	-5.0
Spruce Grove City	19	28	6	14	0	0	0	0	25	42	-40.5
St. Albert City	23	12	0	0	0	0	0	0	23	12	91.7
Stony Plain Town	8	6	4	2	0	0	0	0	12	8	50.0
Strathcona County	34	20	16	12	0	0	0	0	50	32	56.3
Sturgeon County	4	17	0	0	0	0	0	0	4	17	-76.5
Remainder of the CMA	7	1	0	0	0	0	0	0	7	1	**
Edmonton CMA	527	276	186	140	92	22	0	120	805	558	44.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Edmonton City	2,581	1,239	776	582	459	370	1,159	3,060	4,975	5,251	-5.3
Beaumont Town	42	57	12	22	6	8	0	63	60	150	-60.0
Calmar Town	0	1	0	4	0	0	0	0	0	5	-100.0
Devon Town	11	7	8	0	10	15	0	0	29	22	31.8
Fort Saskatchewan City	180	98	110	84	19	10	0	60	309	252	22.6
Gibbons Town	14	18	0	2	0	0	0	0	14	20	-30.0
Leduc City	156	154	54	44	58	69	143	205	411	472	-12.9
Leduc County	57	68	2	0	0	0	0	0	59	68	-13.2
Morinville Town	62	55	2	4	14	14	0	85	78	158	-50.6
Parkland County	142	187	0	0	0	3	0	0	142	190	-25.3
Spruce Grove City	238	128	70	62	12	8	0	123	320	321	-0.3
St. Albert City	161	76	22	14	24	11	82	41	289	142	103.5
Stony Plain Town	112	40	16	18	4	29	0	47	132	134	-1.5
Strathcona County	388	237	110	60	25	34	0	236	523	567	-7.8
Sturgeon County	115	142	2	0	0	0	0	0	117	142	-17.6
Remainder of the CMA	32	26	2	0	0	0	0	21	34	47	-27.7
Edmonton CMA	4,291	2,533	1,186	896	631	571	1,384	3,941	7,492	7,941	-5.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009
Edmonton City	76	19	12	0	0	76	0	0
Beaumont Town	0	0	0	0	0	0	0	35
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	3	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	80	22	12	0	0	76	0	35

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	447	362	12	8	968	2,877	191	174
Beaumont Town	6	8	0	0	0	0	0	63
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	10	15	0	0	0	0	0	0
Fort Saskatchewan City	19	10	0	0	0	60	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	54	69	4	0	0	205	143	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	14	14	0	0	0	85	0	0
Parkland County	0	3	0	0	0	0	0	0
Spruce Grove City	12	8	0	0	0	123	0	0
St. Albert City	24	11	0	0	0	0	82	41
Stony Plain Town	4	29	0	0	0	47	0	0
Strathcona County	25	34	0	0	0	173	0	63
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	21	0	0
Edmonton CMA	615	563	16	8	968	3,591	416	341

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market October 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009
Edmonton City	469	167	77	146	12	0	558	322
Beaumont Town	15	10	2	0	0	35	17	45
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	3	1	0	0	0	0	3	1
Fort Saskatchewan City	32	26	4	0	0	0	36	26
Gibbons Town	0	2	0	0	0	0	0	2
Leduc City	32	26	2	0	0	0	34	26
Leduc County	7	2	0	0	0	0	7	2
Morinville Town	10	2	0	0	0	0	10	2
Parkland County	19	20	0	0	0	0	19	20
Spruce Grove City	25	42	0	0	0	0	25	42
St. Albert City	23	12	0	0	0	0	23	12
Stony Plain Town	12	6	0	2	0	0	12	8
Strathcona County	44	32	6	0	0	0	50	32
Sturgeon County	4	17	0	0	0	0	4	17
Remainder of the CMA	7	1	0	0	0	0	7	1
Edmonton CMA	702	366	91	148	12	35	805	558

Table 3.5: Completions by Submarket and by Intended Market January - October 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	3,318	1,675	1,454	3,371	203	196	4,975	5,251
Beaumont Town	52	75	8	12	0	63	60	150
Calmar Town	0	5	0	0	0	0	0	5
Devon Town	19	7	10	15	0	0	29	22
Fort Saskatchewan City	300	186	9	66	0	0	309	252
Gibbons Town	14	20	0	0	0	0	14	20
Leduc City	194	190	70	282	147	0	411	472
Leduc County	59	68	0	0	0	0	59	68
Morinville Town	74	63	4	95	0	0	78	158
Parkland County	142	190	0	0	0	0	142	190
Spruce Grove City	316	198	4	123	0	0	320	321
St. Albert City	177	88	30	13	82	41	289	142
Stony Plain Town	122	44	10	90	0	0	132	134
Strathcona County	471	289	52	215	0	63	523	567
Sturgeon County	117	142	0	0	0	0	117	142
Remainder of the CMA	34	26	0	21	0	0	34	47
Edmonton CMA	5,409	3,266	1,651	4,303	432	363	7,492	7,941

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
October 2010	37	12.4	115	38.5	84	28.1	27	9.0	36	12.0	299	446,200	500,910
October 2009	13	11.8	52	47.3	24	21.8	7	6.4	14	12.7	110	430,900	520,749
Year-to-date 2010	391	15.9	1,061	43.2	519	21.1	213	8.7	271	11.0	2,455	429,700	487,607
Year-to-date 2009	135	9.7	447	32.0	348	24.9	155	11.1	311	22.3	1,396	482,900	566,495
Beaumont Town													
October 2010	1	5.3	8	42.1	6	31.6	3	15.8	1	5.3	19	465,633	465,421
October 2009	1	16.7	3	50.0	2	33.3	0	0.0	0	0.0	6	--	--
Year-to-date 2010	11	23.4	19	40.4	11	23.4	4	8.5	2	4.3	47	400,000	425,594
Year-to-date 2009	6	6.4	32	34.0	39	41.5	14	14.9	3	3.2	94	469,900	474,411
Calmar Town													
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
October 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
October 2009	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2010	1	12.5	4	50.0	1	12.5	2	25.0	0	0.0	8	--	--
Year-to-date 2009	0	0.0	0	0.0	5	50.0	3	30.0	2	20.0	10	549,950	582,470
Fort Saskatchewan City													
October 2010	1	5.3	12	63.2	3	15.8	1	5.3	2	10.5	19	419,000	452,353
October 2009	3	25.0	7	58.3	1	8.3	1	8.3	0	0.0	12	374,200	402,200
Year-to-date 2010	34	21.0	91	56.2	22	13.6	7	4.3	8	4.9	162	386,800	414,079
Year-to-date 2009	28	19.3	75	51.7	25	17.2	5	3.4	12	8.3	145	394,400	429,892
Gibbons Town													
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	8	57.1	6	42.9	0	0.0	0	0.0	0	0.0	14	345,000	335,214
Year-to-date 2009	13	59.1	7	31.8	2	9.1	0	0.0	0	0.0	22	340,000	340,227
Leduc City													
October 2010	11	44.0	7	28.0	4	16.0	1	4.0	2	8.0	25	382,190	404,843
October 2009	1	4.8	15	71.4	4	19.0	0	0.0	1	4.8	21	408,000	420,990
Year-to-date 2010	71	42.8	59	35.5	20	12.0	13	7.8	3	1.8	166	361,200	385,299
Year-to-date 2009	24	11.5	81	38.9	69	33.2	28	13.5	6	2.9	208	449,900	460,093
Leduc County													
October 2010	0	0.0	2	33.3	0	0.0	3	50.0	1	16.7	6	--	--
October 2009	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	13	23.6	14	25.5	16	29.1	7	12.7	5	9.1	55	459,900	449,971
Year-to-date 2009	6	9.0	7	10.4	4	6.0	14	20.9	36	53.7	67	650,000	662,760
Morinville Town													
October 2010	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	--	--
October 2009	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	21	31.8	37	56.1	8	12.1	0	0.0	0	0.0	66	369,000	372,253
Year-to-date 2009	20	21.7	55	59.8	10	10.9	5	5.4	2	2.2	92	389,350	417,111

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
October 2010	3	21.4	3	21.4	3	21.4	1	7.1	4	28.6	14	495,018	501,109
October 2009	6	35.3	5	29.4	0	0.0	3	17.6	3	17.6	17	390,000	443,966
Year-to-date 2010	22	25.6	14	16.3	10	11.6	7	8.1	33	38.4	86	506,948	589,392
Year-to-date 2009	60	35.3	31	18.2	13	7.6	11	6.5	55	32.4	170	427,263	525,852
Spruce Grove City													
October 2010	4	20.0	10	50.0	5	25.0	1	5.0	0	0.0	20	388,287	404,625
October 2009	7	22.6	19	61.3	3	9.7	2	6.5	0	0.0	31	386,425	393,501
Year-to-date 2010	55	24.7	123	55.2	30	13.5	11	4.9	4	1.8	223	380,218	398,795
Year-to-date 2009	50	29.9	81	48.5	27	16.2	5	3.0	4	2.4	167	382,757	394,812
St. Albert City													
October 2010	0	0.0	6	31.6	5	26.3	3	15.8	5	26.3	19	523,800	550,589
October 2009	0	0.0	5	41.7	7	58.3	0	0.0	0	0.0	12	460,950	463,858
Year-to-date 2010	1	0.7	39	26.2	50	33.6	31	20.8	28	18.8	149	515,900	570,993
Year-to-date 2009	1	0.9	20	18.7	25	23.4	22	20.6	39	36.4	107	575,500	633,111
Stony Plain Town													
October 2010	1	14.3	5	71.4	1	14.3	0	0.0	0	0.0	7	--	--
October 2009	2	15.4	9	69.2	2	15.4	0	0.0	0	0.0	13	380,500	396,217
Year-to-date 2010	44	41.5	47	44.3	10	9.4	1	0.9	4	3.8	106	372,401	387,901
Year-to-date 2009	21	37.5	28	50.0	6	10.7	1	1.8	0	0.0	56	368,462	366,055
Strathcona County													
October 2010	0	0.0	7	25.0	15	53.6	4	14.3	2	7.1	28	480,000	513,318
October 2009	0	0.0	5	18.5	10	37.0	3	11.1	9	33.3	27	520,000	632,296
Year-to-date 2010	3	0.9	115	33.8	115	33.8	44	12.9	63	18.5	340	480,500	594,632
Year-to-date 2009	5	1.6	50	16.3	104	34.0	36	11.8	111	36.3	306	540,000	731,576
Sturgeon County													
October 2010	1	25.0	0	0.0	1	25.0	0	0.0	2	50.0	4	--	--
October 2009	4	22.2	3	16.7	3	16.7	0	0.0	8	44.4	18	480,000	600,556
Year-to-date 2010	24	20.5	11	9.4	18	15.4	25	21.4	39	33.3	117	580,000	575,342
Year-to-date 2009	29	20.4	30	21.1	24	16.9	15	10.6	44	31.0	142	480,000	577,145
Remainder of the CMA													
October 2010	2	66.7	0	0.0	0	0.0	1	33.3	0	0.0	3	--	--
October 2009	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	--	--
Year-to-date 2010	16	57.1	5	17.9	2	7.1	1	3.6	4	14.3	28	327,400	382,314
Year-to-date 2009	16	69.6	5	21.7	1	4.3	0	0.0	1	4.3	23	319,900	327,335
Edmonton CMA													
October 2010	62	13.2	179	38.2	128	27.3	45	9.6	55	11.7	469	444,900	488,824
October 2009	42	15.2	124	44.9	56	20.3	17	6.2	37	13.4	276	420,900	491,000
Year-to-date 2010	715	17.8	1,645	40.9	832	20.7	366	9.1	464	11.5	4,022	428,500	485,243
Year-to-date 2009	414	13.8	949	31.6	702	23.4	314	10.4	626	20.8	3,005	469,000	547,907

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units October 2010						
Submarket	**Oct 2010**	**Oct 2009**	**% Change**	**YTD 2010**	**YTD 2009**	**% Change**
Edmonton City	500,910	520,749	-3.8	487,607	566,495	-13.9
Beaumont Town	465,421	--	n/a	425,594	474,411	-10.3
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	582,470	n/a
Fort Saskatchewan City	452,353	402,200	12.5	414,079	429,892	-3.7
Gibbons Town	--	--	n/a	335,214	340,227	-1.5
Leduc City	404,843	420,990	-3.8	385,299	460,093	-16.3
Leduc County	--	--	n/a	449,971	662,760	-32.1
Morinville Town	--	--	n/a	372,253	417,111	-10.8
Parkland County	501,109	443,966	12.9	589,392	525,852	12.1
Spruce Grove City	404,625	393,501	2.8	398,795	394,812	1.0
St. Albert City	550,589	463,858	18.7	570,993	633,111	-9.8
Stony Plain Town	--	396,217	n/a	387,901	366,055	6.0
Strathcona County	513,318	632,296	-18.8	594,632	731,576	-18.7
Sturgeon County	--	600,556	n/a	575,342	577,145	-0.3
Remainder of the CMA	--	--	n/a	382,314	327,335	16.8
Edmonton CMA	488,824	491,000	-0.4	485,243	547,907	-11.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton October 2010										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	730	-40.5	1,159	2,429	2,763	41.9	317,049	-4.5	326,773
	February	1,075	-16.5	1,292	2,664	2,905	44.5	308,970	-8.7	309,971
	March	1,380	-11.4	1,243	2,881	2,431	51.1	309,032	-10.1	308,852
	April	1,843	1.1	1,535	2,999	2,457	62.5	312,127	-7.4	304,184
	May	2,161	18.7	1,763	3,180	2,689	65.6	326,332	-4.2	305,597
	June	2,551	37.7	1,964	3,136	2,490	78.9	328,285	-3.8	298,039
	July	2,278	27.7	1,909	3,052	2,614	73.0	324,744	-3.1	331,192
	August	1,673	8.6	1,726	2,629	2,616	66.0	318,321	-3.3	310,488
	September	1,704	-1.4	1,672	2,559	2,456	68.1	327,235	0.7	337,099
	October	1,535	22.9	1,701	2,192	2,306	73.8	318,969	0.4	343,101
	November	1,261	41.5	1,618	1,894	2,547	63.5	318,482	0.0	335,646
	December	948	55.9	1,557	1,081	2,422	64.3	319,201	2.6	333,392
2010	January	884	21.1	1,449	2,199	2,594	55.9	314,783	-0.7	322,715
	February	1,298	20.7	1,515	2,505	2,677	56.6	316,927	2.6	327,625
	March	1,691	22.5	1,459	3,728	2,915	50.1	342,933	11.0	341,425
	April	1,846	0.2	1,539	3,884	3,032	50.8	339,172	8.7	332,056
	May	1,825	-15.5	1,428	3,670	3,016	47.3	340,723	4.4	317,926
	June	1,658	-35.0	1,284	3,473	2,852	45.0	335,271	2.1	303,937
	July	1,389	-39.0	1,242	2,955	2,693	46.1	329,731	1.5	323,211
	August	1,305	-22.0	1,244	2,730	2,647	47.0	326,550	2.6	325,687
	September	1,282	-24.8	1,276	2,695	2,746	46.5	325,060	-0.7	333,830
	October	1,154	-24.8	1,310	2,291	2,672	49.0	317,096	-0.6	337,462
	November									
	December									
	Q3 2009	5,655	11.9		8,240			323,595	-1.9	
	Q3 2010	3,976	-29.7		8,380			327,181	1.1	
	YTD 2009	16,930	6.7		27,721			320,585	-4.2	
	YTD 2010	14,332	-15.3		30,130			330,739	3.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
October 2010

		Interest Rates			NHPI, Total, Edmonton CMA 1997=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	222.3	120.2	626	4.1	73.1	910
	February	627	5.00	5.79	215.7	121.5	623	4.5	73.0	902
	March	613	4.50	5.55	213.1	120.9	622	4.8	72.9	898
	April	596	3.90	5.25	211.2	120.5	622	5.2	73.1	899
	May	596	3.90	5.25	209.2	121.6	621	6.0	73.4	902
	June	631	3.75	5.85	207.5	122.2	620	6.7	73.7	912
	July	631	3.75	5.85	208.3	121.8	617	7.2	73.6	916
	August	631	3.75	5.85	207.6	122.1	616	7.5	73.5	927
	September	610	3.70	5.49	207.4	121.7	614	7.6	73.2	933
	October	630	3.80	5.84	206.8	121.8	610	7.8	72.7	948
	November	616	3.60	5.59	207.0	122.7	610	7.7	72.5	946
	December	610	3.60	5.49	207.3	122.0	615	7.6	72.8	937
2010	January	610	3.60	5.49	207.9	122.4	622	6.9	73.1	921
	February	604	3.60	5.39	208.6	122.9	617	6.8	72.2	905
	March	631	3.60	5.85	208.0	122.3	608	7.3	71.5	896
	April	655	3.80	6.25	209.0	122.6	609	7.6	71.7	897
	May	639	3.70	5.99	209.0	122.8	616	7.4	72.3	906
	June	633	3.60	5.89	208.7	122.7	621	7.1	72.6	917
	July	627	3.50	5.79	208.7	123.5	617	6.9	71.8	925
	August	604	3.30	5.39	208.7	122.9	616	7.0	71.6	943
	September	604	3.30	5.39	208.8	122.8	616	6.8	71.2	949
	October	598	3.20	5.29		123.3	619	6.4	71.2	950
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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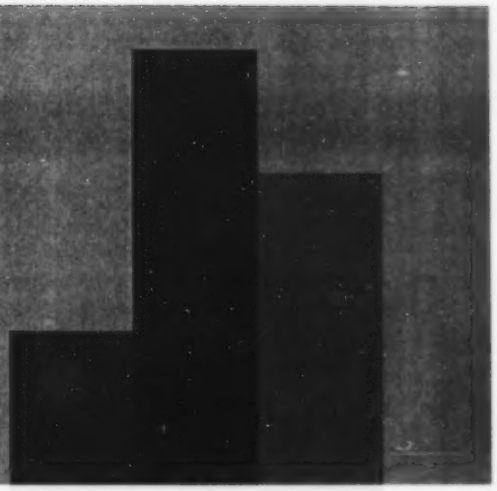

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